

013161

DECLARATION OF
PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS
STATE OF GEORGIA
COUNTY OF WHITE

THIS DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS published this 5th day of June, 1987, by GORDEN PFAU, PATRICIA PFAU and GEORGIA LEASING CO., as their interests may appear,

W I T N E S S E T H :

THAT WHEREAS, the above-named parties, as their interests may appear, are the present owners of certain property lying and being in Land Lots Number 58 and 63 of the 2nd Land District of White County, Georgia, as shown on a Plat of Survey made by Savage & Associates, Registered Land Surveyors, Gainesville, Georgia, for Thunder Ridge on May 11, 1987, and recorded in Plat Book 19, page 56, Office of Clerk, Superior Court, White County, Georgia; and

WHEREAS, it is to the interest, benefit and advantage of said parties and to each and every person who shall hereafter purchase any part of the land shown on said Plat, hereinabove referred to, that certain Protective Covenants, Conditions and Restrictions governing and regulating the use and occupancy of the same be established, set forth and declared to be covenants running with the land;

NOW, THEREFORE, for and in consideration of the benefits to be derived by said parties and by each and every subsequent owner of any of the lands, the said GORDEN PFAU, PATRICIA PFAU and GEORGIA LEASING CO., as their interest may appear, do hereby set up, establish, promulgate and declare the following covenants to apply to all of said lands shown on said Plat and to all persons owning any of said land, either presently or hereafter. These Protective Covenants, Conditions and Restrictions shall become effective immediately and run with the lands and shall be binding on all persons for a period of Twenty (20) years from the date these covenants are recorded, at which time these covenants may be extended or terminated in whole or in part as hereinafter provided:

1. No industrial or commercial business.
2. No signs, except House or Lot "For Sale" signs.
3. No mobile homes, double wides or cement block houses.
4. Only one house per parcel.
5. No commercial animal husbandry.
6. Any home that is built must be a minimum of 1,500 square feet of heated floor space.
7. All electric, telephone and cable TV lines that are run from the street to the home must be placed underground. No satellite dishes allowed.
8. No activity shall be carried on upon said land which would constitute an unreasonable and substantial interference with the use and enjoyment of the land by the residential owners thereof, and no junk, wrecked or inoperable vehicles shall be kept on said property at any time.
9. No tin sheds or temporary sheds shall be placed or erected upon said lots.
10. No noxious or offensive activity or trade or occupation shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to other owners. No lot shall be used for a parking lot for tractor trailer type trucks or other commercial or industrial vehicles.
11. No lot shall be used or maintained as a dumping ground for rubbish. All trash, garbage or other waste shall be kept in sanitary containers.
12. There shall be an Architectural Control Committee for said Subdivision and no house shall be built upon said lots until the plans therefor have been approved by said committee.
13. Portions of Lots 1 and 15 of Thunder Ridge as set out on said Plat of Survey and described below are also SUBJECT TO the following restrictions:
No buildings or structures whatsoever shall be built on said portion of Lots 1 and 15; however, the future owners of said Lots 1 and 15 shall have the right to use said portions of Lots 1 and 15 to place a septic drain field if space for same is not available in the remaining portion of said Lots. Georgia Leasing Co., Gorden Pfau and Patricia Pfau shall have the right to

landscape said portions of said Lots No. 1 and 15 as hereinafter described, and build decorative entrance posts or signs thereon, all at the option of said Georgia Leasing Co., Gorden Pfauf and Patricia Pfauf. The portion of said Lots 1 and 15 of Thunder Ridge restricted by this Item 13 is described as follows:

All that tract or parcel of land lying and being in Land Lot Number 58 of the 2nd Land District of White County, Georgia, and being more particularly described as follows:

BEGINNING at a point where the center of Thunder Ridge Drive intersects the Southerly right-of-way of Georgia State Highway Number 115; thence along and with the Southerly right-of-way of said Georgia State Highway Number 115 South 72 degrees 11 minutes 37 seconds East 118.45 feet to a point at property of Lawton Crane; thence along and with said property of Lawton Crane South 41 degrees 52 minutes 00 seconds West 172 feet to a point; thence in a Westerly direction, a straight line, 120 feet, more or less, to a concrete marker at property of Larry Fowler; thence along and with said property of Larry Fowler North 11 degrees 28 minutes 42 seconds East 200.88 feet to a point on the Southerly right-of-way of Georgia State Highway Number 115; thence along and with the Southerly right-of-way of said Georgia State Highway Number 115 South 72 degrees 11 minutes 37 seconds East 89.12 feet to a point where the center of Thunder Ridge Drive intersects said right-of-way and Beginning Corner, and being the North-most portions of said Lots Number 1 and 15 of said Plat of Survey conducted by Savage and Associates, Registered Land Surveyors, Gainesville, Georgia, for Thunder Ridge on May 11, 1987, and recorded in Plat Book 19, page 56, Office of Clerk, Superior Court, White County, Georgia.

IN WITNESS WHEREOF, the said GORDEN PFAUF, PATRICIA PFAUF and GEORGIA LEASING CO. have executed these presents the day and year first above written.

Signed, sealed and delivered

GORDEN PFAUF (Seal)

in the presence of:

By: Vivian L. Keene (Seal)
Vivian L. Keene, as his Agent and Attorney-in-Fact by virtue of Power of Attorney recorded in Deed Book 76, page 236-37, Office of Clerk, Superior Court, White County, Georgia.

Witness
Debra Bowen
Witness
Robert H. Brown
Notary Public
State of Georgia
My Commission Expires Aug. 2, 1988

Date Executed: 6-8-87

PATRICIA PFAUF (Seal)

By: Vivian L. Keene (Seal)
Vivian L. Keene, as her Agent and Attorney-in-Fact by virtue of Power of Attorney recorded in Deed Book 76, page 236-37, Office of Clerk, Superior Court, White County, Georgia